

045.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

949,000 / 949,000

USE VALUE:

949,000 / 949,000

ASSESSED:

949,000 / 949,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WATT GREGORY C	
Owner 2:	
Owner 3:	

Street 1: 26 FRANKLIN STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: WATT GREGORY C -
Owner 2: MACDONALD MELISSA A -

Street 1: 26 FRANKLIN STREET
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
Type:

PREVIOUS OWNER
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Street 1: 26 FRANKLIN STREET
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
Type:

NARRATIVE DESCRIPTION
This parcel contains 5,493 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1860, having primarily Vinyl Exterior and 2262 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2	TWO FAMIL	100	water		
o			Sewer		
n			Electri		

Census:			Exempt		
Flood Haz:					

D			Topo	1	Level
s			Street		
t			Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

104	Two Family	5493	Sq. Ft.	Site	0	80.	1.06	1													

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5493.000	481,200		467,800	949,000		32137
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

Total Card / Total Parcel  
949,000 / 949,000  
949,000 / 949,000  
949,000 / 949,000



## USER DEFINED

Prior Id # 1: 32137
Prior Id # 2:
Prior Id # 3:
Date Time
12/10/20 18:59:53
PRINT
LAST REV
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 045.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,200	0	5,493.	467,800	949,000	949,000	Year End Roll	12/18/2019
2019	104	FV	377,900	0	5,493.	497,100	875,000	875,000	Year End Roll	1/3/2019
2018	104	FV	377,900	0	5,493.	362,600	740,500	740,500	Year End Roll	12/20/2017
2017	104	FV	355,000	0	5,493.	315,800	670,800	670,800	Year End Roll	1/3/2017
2016	104	FV	355,000	0	5,493.	269,000	624,000	624,000	Year End	1/4/2016
2015	104	FV	297,700	0	5,493.	263,200	560,900	560,900	Year End Roll	12/11/2014
2014	104	FV	297,700	0	5,493.	216,400	514,100	514,100	Year End Roll	12/16/2013
2013	104	FV	309,100	0	5,493.	205,800	514,900	514,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATT GREGORY C,	74048-511	1	1/28/2020	Convenience		1	No	No	
HOWARD STEPHEN/	46677-245		12/16/2005		580,000	No	No		
HOWARD STEPHEN	31730-86		8/18/2000	Family		99	No	4	
ROSENBERG KENNE	25840-69		11/22/1995		229,000	No	No	Y	

BUILDING PERMITS										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		
5/21/2018	652	Solar Pa	29,879	C						
3/20/2018	284	Insulate	2,005	C						

8/14/1995	485		29,600					REMODEL/NEW BATHS		

ACTIVITY INFORMATION										
Date	Result	By	Name							
11/10/2018	MEAS&NOTICE	HS	Hanne S							
1/30/2009	Meas/Inspect	372	PATRIOT							
2/16/2006	MLS	HC	Helen Chinal							
9/22/2000	MLS	HC	Helen Chinal							
3/7/2000	Measured	263	PATRIOT							
10/8/1996		PM	Peter M							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 12 - Multi-Conver	1	2	Rating: Average	A Bath:	Rating:																						
Sty Ht: 1T - 1 & 3/4 Sty	1	Total: 2	Rating:																								
(Liv) Units: 2			Rating: Average																								
Foundation: 3 - BrickorStone			Rating:																								
Frame: 1 - Wood			Rating:																								
Prime Wall: 4 - Vinyl			Rating:																								
Sec Wall:		%	OthrFix:	Rating:																							
Roof Struct: 1 - Gable			OTHER FEATURES																								
Roof Cover: 1 - Asphalt Shgl			Kits: 2 Rating: Average																								
Color: WHITE			A Kits: Rating:																								
View / Desir:			Fpl: 1 Rating: Good																								
GENERAL INFORMATION																									WSFlue:	Rating:	
Grade: C - Average			CONDO INFORMATION					1st Res Grid	Desc: Line 1	# Units: 1																	
Year Blt: 1860	Eff Yr Blt:		Location:	Level	FY LR DR D K FR RR BR FB HB L O																						
Alt LUC:	Alt %:		Total Units:	Other																							
Jurisdct:	Fact:	.	Floor:	Upper																							
Const Mod:			% Own:	Lvl 2																							
Lump Sum Adj:			Name:	Lvl 1																							
INTERIOR INFORMATION				Lower																							
Avg Ht/FL: STD			DEPRECIATION				Totals	RMS: 11	BRs: 5	Baths: 2	HB																
Prim Int Wall: 2 - Plaster			Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRs	FL																	
Sec Int Wall:		%	Functional:		%	Interior:	1	6	3																		
Partition: T - Typical			Economic:		%	Additions:	1	5	2																		
Prim Floors: 3 - Hardwood			Special:		%	Kitchen:																					
Sec Floors: 4 - Carpet	25%	Total: 18.6	Override:		%	Baths:																					
Bsmnt Flr: 12 - Concrete						Plumbing:																					
Subfloor:						Electric:																					
Bsmnt Gar:						Heating:																					
Electric: 3 - Typical						General:	2	11	5																		
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 2 - Gas																											
Heat Type: 5 - Steam																											
# Heat Sys: 2																											
% Heated: 100		% AC:																									
Solar HW: Yes		Central Vac: NO																									
% Com Wall		% Sprinkled:																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0010.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N Total Yard Items: Total Special Features: Total:																											